

This order is SIGNED.

Dated: October 7, 2020



**R. KIMBALL MOSIER
U.S. Bankruptcy Judge**



Order prepared by:

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**IN THE UNITED STATES BANKRUPTCY COURT
DISTRICT OF UTAH**

In the Matter of:	Case No. 19-20427
Troy Mastronardi,	Chapter 13
Debtor(s)	Judge R. Kimball Mosier

**MOTION TO SELL PROPERTY AND MOTION TO MODIFY
CHAPTER 13 PLAN FOR EARLY PAYOFF**

Debtors filed a Motion To Sell Property And Motion To Modify Chapter 13 Plan For Early Payoff and scheduled a hearing for September 29, 2020. Notice of the Motion was given to the parties as evidenced in the Certificate of Service. The Trustee and PHH Mortgage were the only parties to respond and the objections have been resolved.

WHEREFORE, this Court, having reviewed the pleadings on file, being fully advised in the premises and good cause appearing, hereby ORDERS:

1. Debtors are permitted to sell 1630 North 2750 West Plain City, UT 84404;

2. Debtors shall provide the Chapter 13 Trustee with a copy of the closing documents within 3 business days of closing;
3. PHH Mortgage Company must be paid in full as part of the sale;
4. \$26,000 must be sent from the title company directly at closing to the Trustee's special payments remittance address (405 S. Main St, STE 600, Salt Lake City UT 84111) and shall include on the check the Debtor's bankruptcy case number; and
5. Attorneys fees in the amount of \$600.00 are awarded as an administrative expense under 11 U.S.C. § 503(b) and that they are to be paid by the Chapter 13 trustee from property of the estate to the extent funds are available.

END OF ORDER

DESIGNATION OF PARTIES TO BE SERVED

Service of the foregoing Order RE shall be served to the parties and in the manner designated below:

By Electronic Service: I certify that the parties of record in this case as identified below, are registered CM/ECF users and will be served notice of entry of the foregoing Order through the CM/ECF system:

Chapter 13 Trustee

E. Kent Winward, Counsel for Debtors

By U.S. Mail - In addition to the parties of record receiving notice through the CM/ECF system, the following parties should be served notice pursuant to Fed R. Civ. P. 5(b):

Troy Mastronardi,

1630 North 2750 West
Plain City, UT 84404-0000

_____/s/_____
E Kent Winward
Abraham Smoot
Attorneys for Debtor(s)

In re:
Troy P Mastronardi
Debtor(s)

Case No. 19-20427-RKM
Chapter 13

CERTIFICATE OF NOTICE

District/off: 1088-2
Date Rcvd: Oct 07, 2020

User: fsl
Form ID: pdfor1

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 09, 2020:

Recip ID	Recipient Name and Address
db	+ Troy P Mastronardi, 1630 North 2750 West, Plain City, UT 84404-8560

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 09, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 7, 2020 at the address(es) listed below:

Name	Email Address
E. Kent Winward	on behalf of Debtor Troy P Mastronardi utahbankruptcyfirm@gmail.com winlawecf@gmail.com;bcsummarymails@gmail.com;r39103@notify.bestcase.com;3920@notices.nextchapterbk.com
Jesse A.P. Baker	on behalf of Creditor PHH Mortgage Corporation ecfutb@aldridgepite.com j baker@aldridgepite.com;JPB@ecf.inforuptcy.com
Lon Jenkins tr	ecfmail@ch13ut.org lneebling@ch13ut.org
Nathan R. Firouzi	on behalf of Creditor Utah State Tax Commission n firouzi@fabianvancott.com
Tyler S. Wirick	on behalf of Creditor Ocwen Loan Servicing LLC ecfutb@aldridgepite.com, TWirick@ecf.courtdrive.com
United States Trustee	

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User: fsl

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USTPRegion19.SK.ECF@usdoj.gov

TOTAL: 6